



City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Tel. (253) 864-4165 Fax. (253) 840-6670

SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

If you are not already submitting an 8-1/2" x 11" reduction of your project site plan to the city as part of a companion case submittal, please submit a copy as a part of this SEPA application.

Please submit eight (8) copies of the completed SEPA checklist application packet.

A. BACKGROUND

1. Name of proposed project:

Puget Sound Energy Operational Training Center (OTC)

2. Name of Applicant:

TC Northwest Development, Inc.

3. Mailing address, phone number of applicant and contact person:

Applicant: TC Northwest Development, Inc.
Contact: Alex Garcia-Mendoza
Address: 600 University Street, Suite 2912, Seattle, WA 98101
Phone: (501) 749-1016

4. Date checklist prepared:

08/29/2023

5. Agency requesting checklist:

City of Puyallup Development Services Center

6. Proposed timing or schedule (including phasing, if applicable):

Project Permitting-Summer 2023 to Spring 2024
Construction-Summer 2024 to Fall 2025(Pending permit approvals)

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future plans are known at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Report, PSE Operational Training Center, Terra Associates, Inc, December 2022; Traffic Assessment, PSE Operational Training Center (Puyallup), Transportation Engineering Northwest, December 2022; Arborist Report, PSE Todd Road, Soundview Consultants, June 2023; Critical Aquifer Recharge Areas Evaluation, PSE Operational Training Center, Terra Associates, Inc, June 2023; Wetland, Stream, and Fish and Wildlife Habitat Assessment, PSE Todd Road, Soundview Consultants Inc, April 2023

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any governmental approvals or permits that will be needed for your proposal, if known.

City of Puyallup Land Use Permit, Industrial Design Review Approval, City of Puyallup Construction Civil Permit, City of Puyallup Commercial Building Permit, Department of Ecology Construction Stormwater General Permit (NPDES)

11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information or project description).

Development of a new Puget Sound Energy Operational Training Facility (OTC). The proposed OTC building is approximately 34,000 square feet and will include office, commercial, and instructional spaces. There will be a covered area attached to the building approximately 8,800 square feet. The outdoor training area will include field area, burn pit, substation, and approximately 2,500 square feet of enclosed spaces. Associated plans include access/parking improvements, utility connections, and stormwater management facilities.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

325 Todd Road NW, Puyallup, Washington 98231

Parcel Number: 0420211030

Site Area: Approximately 6.17 ac

Section 21, Township 20 North, Range 04E

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(circle one): Flat, rolling, hilly, steep, slopes, mountains, other Flat
- b. What is the steepest slope on the site (approximate percent slope)? 10%
- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)?
If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils on the site are mapped as a combination of Pilchuk fine sand (29A), Puyallup fine sandy loam (31A), and Sultan silt loam (24A). The Pilchuk and Puyallup series are classified as hydrologic group A which have high infiltration rates. The Sultan series is classified as hydrologic group C/D which have low infiltration rates. Soils information is based on the US Department of Agriculture Natural Resources Conservation Service (NRCS).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The site is relatively flat with no history of landslides known.

- e. Describe the purpose, type and approximately quantities of any filling or grading proposed. Indicate source of fill.

Cut material is expected to exceed 10,000 CY
Fill material is expected to exceed 10,000 CY

Total Grading Area: Approximately 6 acres
Purpose: Site preparation
Source of Fill: Permitted gravel pit to be determined prior to construction.

- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Yes. Erosion may occur as a result of clearing and construction.

- g. About what percent of the site will be covered with impervious surface after project construction (for example: asphalt or buildings)?

Approximately 60% impervious surface (buildings, walks, pavement, gravel, etc.)

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

An erosion control plan will be prepared for construction.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction vehicle and equipment emissions may occur during the construction period. After project completion, emissions may occur from employee vehicles, mail couriers, and training equipment such as fire extinguishers. Emission quantities are unknown at this time.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None identified.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Contractor to monitor emissions during construction period. Appropriate regulations will be followed for any emissions that may impact air quality.

3. Water

- a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream and river it flows into.

Wapato Creek is approximately 500 feet to the west. An existing wetland is located on the west side of the property. The wetland is classified as a category IV wetland.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. Proposed construction will occur along Todd Road for utility installation. Site grading will be located within 20 feet of the existing wetland.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material would be placed in or removed from the surface water or wetlands.

4. Will the proposal requires surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

No surface withdrawals or diversions are planned at this time.

5. Does the proposal lie within a 100-year floodplain. If so, note location on the site plan.

The project site is not known to lie within the 100-year floodplain.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.....; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged to the ground.

c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) the method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this flow into other waters? If so, describe.

Runoff from rainwater landing on the project site will be collected and routed to stormwater management systems. Runoff will be discharged to the downstream drainage path along Todd Road.

2. Could waste materials enter ground or surface waters? If so, generally describe.

Not anticipated.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not anticipated.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater management systems will be provided in accordance with Department of Ecology and City of Puyallup requirements for stormwater treatment and flow control.

4. **Plants**

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- pasture
- crop or grain
- orchards, vineyards or other permanent crops.
- wet solid plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Over 3 acres of existing vegetation will be removed for construction.

c. List threatened or endangered species known to be on or near the site.

To our knowledge there are none identified.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

A landscaping plan will be prepared to enhance vegetation on the site meeting City of Puyallup requirements.

- e. List all noxious weeds and invasive species known to be on or near the site.

To our knowledge there are none identified.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: (hawk) heron, (eagle) (songbirds) other _____

Mammals: (deer) bear, elk, beaver, other _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site.

To our knowledge there are none identified.

- c. Is the site part of a migration route? If so, explain.

Yes. The site is part of the Pacific Flyway migration route.

- d. Proposed measures to preserve or enhance wildlife, if any.

Landscaping is proposed for wildlife food and cover.

- e. List any invasive animal species known to be on or near the site.

To our knowledge there are none identified.

6. Energy and Natural Resources

- a. What kind of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical power is expected to be used for interior and exterior lighting, building heating and cooling.

Natural gas is expected to be used for training facility use.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not anticipated.

- c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The proposed building will be insulated per Washington State Energy Code.

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None anticipated. The facility will be used for training personnel and follow appropriate safety measures. The substation area will be equipped with an oil containment system to keep oil on-site in the event of a large spill. Transfer of oil will follow appropriate spill prevention control and countermeasures. Any collected oil will be sent off-site following appropriate measures.

1. Describe any known or possible contamination at the site from present or past uses.

None known.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No long term hazardous material storage is anticipated. Anything deemed hazardous would be sent off-site following appropriate measures.

4. Describe special emergency services that might be required.

None anticipated.

5. Proposed measures to reduce or control environmental health hazards, if any:

Project will comply with all required City regulations.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise associated with vehicle traffic, industrial/manufacturing, and the railroad exists in the area but is not expected to impact the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction equipment and traffic noise may occur on a short-term basis. Noise associated with the training facility and employee traffic may occur on a long-term basis.

3. Proposed measures to reduce or control noise impacts, if any.

Construction hours will be limited to weekdays during the daytime to control noise impacts.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is partially developed with a storage yard. Adjacent land uses include distribution centers (south), single-family residential (north), light industrial (west), and rural residential (east).

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

To our knowledge the site is not known to have been working farmland or forest land.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not anticipated.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

Not applicable.

e. What is the current zoning classification of the site?

ML - Limited Manufacturing

f. What is the current comprehensive plan designation of the site?

LM/W - Light Manufacturing/Warehousing

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site is located in a critical aquifer recharge area, volcanic hazard area, and has a wetland.

i. Approximately how many people would reside or work in the completed project?

The completed project is expected to have approximately 40 people on site (10 staff and 30 students) during a typical day.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any?

No displacement impacts are anticipated.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The project will obtain design review approval from the City of Puyallup to ensure the proposal is compatible with existing and projected land uses.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

Not applicable.

- c. Proposed measures to reduce or control housing impacts, if any.

Not applicable.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?

The tallest height is expected to be around 30 feet.

b. What views in the immediate vicinity would be altered or obstructed?

No view alterations or obstructions are anticipated.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Proposed measures to control aesthetic impacts include a modern building design and landscaping.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposed development will contain outdoor lighting visible in the morning and early evening.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not anticipated.

c. What existing off-site sources of light or glare may affect your proposal?

None identified.

- d. Proposed measures to reduce or control light and glare impacts, if any?

Shielded exterior building lighting.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The Puyallup Recreation Center is located 0.5 miles southwest of the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not anticipated.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None proposed.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None identified.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Department of Archeology and Historic Preservation mapping was reviewed.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Land disturbance will be limited to the areas necessary for construction.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Existing access to the site is provided from Todd Road NW to the south.
Proposed access to the site is provided from Todd Road NW to the south.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not served directly by public transit. The nearest transit stop is located 0.4 miles southeast of the site along Meridian Avenue.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Eliminated-0 spaces
Proposed - Approximately 68 spaces at this time as well as 10 fleet vehicle parking stalls.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes, frontage improvements will be required on Todd Road for curb, gutter, sidewalk and planter strip.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Yes. The project will occur in the vicinity of rail transportation (Union Pacific Railroad) .

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project is estimated to generate 624 new weekday daily trips. Peak volumes are expected to occur between 7-9 AM and 4-6 PM. These estimates were based on methodology in the ITE Trip Generation Manual, 11th Edition.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not anticipated.

- h. Proposed measures to reduce or control transportation impacts, if any:

On-site parking and two driveway entrances will be provided to reduce traffic impacts. Transportation impact fees will be required at building permit issuance which will help fund the City of Puyallup's planned transportation improvements throughout the City.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The completed project will require all public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Proposed measures to reduce impacts on public services include surveillance systems and fire protection infrastructure.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

The project will need to provide utility extensions including, but may not be limited to gas, water, sewer and power.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water/Sanitary Sewer - Extensions will be required to connect to City systems.
Electricity-Puget Sound Energy
Natural Gas-Puget Sound Energy
Refuse Service-DM Disposal
Phone/Internet-Century Link or similar provider

C. SIGNATURE

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: Ka Wai Cheung *Ka Wai Cheung*

Date: 12/06/2023

Signature of Agent: _____

Date: _____

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Dated: 12/06/2023 in Seattle, Washington.

[Signature]
(Signature of Applicant)